

DELEGATED DECISION REPORT

NMA/2023/0030
Valid 04/12/2023

CEMETERY ROAD
COMMUNITY AND SPORTS
HUB CEMETERY ROAD
GLOSSOP

NON MATERIAL AMENDMENT
RELATING TO HPK/2019/0273 -
INCLUSION OF PEDESTRIAN
FOOTPATH ADJACENT TO
THE NEW ACCESS ROAD.
REALIGNMENT OF CAR
PARKING SPACES TO SUIT
SITE ARRANGEMENT

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether the proposed amendments materially differ from the development approved under HPK/2019/0273

DESCRIPTION OF SITE

The application relates to the Community and Sports Hub, Cemetery Road, Glossop, which following the granting of full planning permission under HPK/2019/0273, subsequent material amendment (S73) applications, and discharge of pre-commencement conditions, is now under construction.

The sports hub is made up of a series of football pitches, a clubhouse building, and new car park, with new access to the public highway.

PROPOSAL

The application seeks a Non-Material Amendment to HPK/2019/0273, which consist of the following as shown on the supporting plans:

- Inclusion of pedestrian footpath adjacent to new access road
- Realignment of car parking spaces

OFFICER COMMENTS

There is non statutory definition of 'non material' as the context of each site and the nature of the proposed amendment needs to be considered on an individual case by case basis. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant planning permission, under Section 96A of the Town and Country Planning Act 1990. This procedure, which is not an application for planning permission in its own right, does not include provisions under

the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity.

A non-material amendment application, if successful, would not create a new planning permission and the original permission would still stand, but would be modified as detailed by the non-material amendment decision.

Following the approval of the original (major) development under HPK/2019/0273, a footpath diversion order has been progressed which sees the public footpath that originally crossed the site, being diverted around the perimeter of the pitches, parallel with the northern and eastern boundaries, rejoining the original footpath at the point at which the newly formed access to the site meets Cemetery Road.

The proposed amendment seeks to introduce a footpath adjacent to the new access road and also realign the layout of parking spaces in the large car park that serves the development.

Neither aspect would have any material landscape and visual impacts on the site or indeed the wider rural area, given the fact that they relate to an urban aspect (car park and associated access) already approved.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the two proposed amendments amounting to the introduction of a pedestrian footpath adjacent to the access road and realignment of car parking spaces would amount to non-material amendments and thus the recommendation is for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: James Stannard

Recommendation Date: 3rd January 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council